



Keegan White
ESTATE AGENTS

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26 Everest Road | £500,000



Features

- Stunning With Benefits
- Two Reception Rooms
- Air Conditioning to Bedrooms
- Full Fibre Connectivity
- Underfloor Heating to Kitchen & Bathroom
- Garage & Soundproofed Music Studio

On entering the house you are greeted by bright and inviting hallway that gives access to the ground floor accommodation, with the stairs rising to the first floor, and has the added convenience of a guest cloakroom. The kitchen is standout feature, with integrated Bosch dual oven, Siemens hob with an overhead extractor fan. There is a wide range of base and eye level storage units, and a granite worktop that has an inset butler style sink. Fridge/freezer, undercounter freezer, wine cooler, washing machine and dishwasher and also built into the kitchen units. There is an archway that opens into the dining area that has twin patio doors that lead out to the garden. The original lounge and dining room have now been opened up to create a large living room with bay windows to the front. The first floor

landing has a window to the side and access to the loft which is partially boarded. The family bathroom is compact and contemporary, with window to rear, heated towel, WC, handbasin with vanity unit below, and a squared bath that accommodates an overhead and wall mounted shower heads. There are two double bedrooms and a single bedroom, each benefitting from installation of air conditioning.

Externally, there is driveway parking to front and a side gate leading to the rear. The back garden is fenced to borders, with a patio dining area, lawn, double garage with rear vehicular access, a car port, and finished off with a fully connected, and sound proofed music studio.



Located in Totteridge, a popular suburb to the east of High Wycombe, Everest Road is in our opinion, one of the best residential streets in the area. It is within walking distance of local amenities including a small parade of shops and local schooling. Using a series of footpaths, the town centre and railway station are within a one mile walk. The town has a multitude of retail, hospitality, leisure and entertainment facilities to suit people of all ages, with schools and the excellent commuting benefits being two key reasons for people to relocate here. There are three highly sort after Grammar Schools, and a good number of well regarded primary and secondary state schools. For commuters, there are the Chiltern Line fast trains that get to

Marylebone in under half an hour, and for road users, Junctions 3 and for of the M40 are within a short drive, with the M25 and London Heathrow Airport beyond.

Additional Information:

Council Tax: Band C

Energy Performance Rating: D (65)

Heating: Gas Central Heating to radiators

Electric underfloor heating to kitchen and bathroom

Air conditioning to bedrooms

Connectivity: Full Fibre Broadband





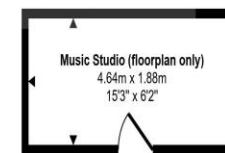
Approx Gross Internal Area
131 sq m / 1412 sq ft



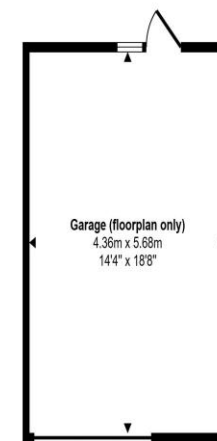
Ground Floor
Approx 57 sq m / 618 sq ft



First Floor
Approx 40 sq m / 433 sq ft



Music Studio
Approx 9 sq m / 94 sq ft



Garage
Approx 25 sq m / 267 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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